

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: MAY 16, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VARIANCE RELATED TO GPA-20188, ZON-20192, WVR-20191 AND VAR-20193

VAR-20190 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD. - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 2,059 SQUARE FEET OF OPEN SPACE WHERE 40,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.98 acres located at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (3-3 tie vote on a motion for approval) NO RECOMMENDATION

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

3

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

3

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (3-3 tie vote on a motion for approval) NO RECOMMENDATION.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard support
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 54

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 3 as read for the record:

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$50,000 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 125 for related discussion and Item 128 for related backup.

